

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-331</u></a>	<a href="#"><u>SCOTT &amp; MARY JANE NIELSEN</u></a>
<a href="#"><u>04-367</u></a>	<a href="#"><u>TERRY &amp; THERESA MITZEL</u></a>
<a href="#"><u>04-443</u></a>	<a href="#"><u>GARY &amp; TERRI ANTOSH</u></a>

HEARING NO. 05-5-CZ14-1 (04-331)

31-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: SCOTT & MARY JANE NIELSEN

AU and EU-1 to EU-1C

SUBJECT PROPERTY: The west  $\frac{3}{4}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 523' and the west 130.75' of the east 523' of the west  $\frac{3}{4}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the north  $\frac{1}{2}$ , all in Section 31, Township 56 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 274 Street & S.W. 172 Avenue; A/K/A: 17180 S.W. 272 Street & 16989 S.W. 274 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.56 Acres Gross

AU (Agricultural – Residential)  
EU-1 (Estates 1 Family 1 Acre Gross)  
EU-1C (Estates 1 Family 2 $\frac{1}{2}$  Acres Gross)

HEARING NO. 05-5-CZ14-2 (04-367)

33-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: TERRY & THERESA MITZEL

- (1) Applicant is requesting to permit a single-family residence with a rear yard lot coverage of 10.72% (5% permitted).
- (2) Applicant is requesting to permit a canopy structure setback 19.4' (20' required) from the interior side (north) property line.
- (3) Applicant is requesting to permit spacing of 0' between accessory structures (shed & canopy structures) (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Guest House for Terry I. Mitzel," as prepared by Allan Ira Bass, Architect, consisting of 4 pages, dated 5/17/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 1, REDLAND OAKS, Plat book 96, Page 83.

LOCATION: 27301 S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.01 gross acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 05-5-CZ14-3 (04-443)

12-56-39  
Council Area 14  
Comm. Dist. 9

APPLICANTS: GARY & TERRI ANTOSH

AU to RU-1M(a)

SUBJECT PROPERTY: Beginning at the Southeast corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; thence west 264', thence north 660'; thence east 264'; thence south 660' to the Point of beginning, lying and being in Section 12, Township 56 South, Range 39 East.

LOCATION: Lying approximately 350' east of S.W. 127 Avenue, north of S.W. 216 Street;  
A/K/A: 12505 S. W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.04 Gross Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)